

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received FEB 6 1985
date entered MAR 12 1985See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic O. C. Sarles House

and/or common

2. Location

street & number Second Avenue & Third Street, NE not for publication

city, town Hillsboro vicinity of

state North Dakota code 38 county Traill code 097

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name George F. Vettel

street & number

city, town Cummings vicinity of state North Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Traill County Courthouse

street & number

city, town Hillsboro state North Dakota

6. Representation in Existing Surveys

title N/A has this property been determined eligible? N/A yes no

date N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Built about 1882 on a corner lot in Hillsboro, the O. C. Sarles House stands unoccupied, hidden beneath a shell of gray asbestos shingles and enclosed porches. Although many features of the house are masked, enough elements remain to suggest the original distinctive massing. Its facades originally exhibited a variety of textures, shapes, colors, and materials which culminated in late nineteenth century Queen Anne styling. The interior housed many examples of Victorian finery, of which these survive: crafted woodwork, decorative window glass, parquetered flooring, and imported marble, all organized within a rambling floor plan. The roofline and fenestration arrangement also avoided exterior regularity in favor of freedom for interior utility. Each facade combined the simplicity of neoclassical elements with characteristically asymmetrical Victorian arrangements of space and shape. The original 1882 house was comprised of two large bays connected by an enclosed breezeway to two small gable roofed buildings on the north. An early historic addition replaced these buildings, resulting in the present day configuration composed of three main structural components.

These components lie on an elongated north-south axis, breaking the east and west facades each into three visual units. A stairtower dominates the western facade, separating the front (south) from the central bay. It rises beyond the roofline and is crowned by an eight sided cupola roof. Two enclosed porches wrap around the southwest and northeast corners of the house, both punctuated by tall one-over-one double wood sash windows and centrally located entrance doors on the north and south facades, with a second entry for the south porch on the east facade. A third porch, formerly the space between the stairtower and the north addition, is enclosed and bears fenestration similar to the other two porches.

The placement of gables and roof members provides a personalized arrangement of interior space and characteristic effects for exterior exposure. A hipped dormer window, composed of three stationary panes defined by wide wood mullions, pierces the western slope of the roof above the southern bay. Opposite, on the southern bay's eastern facade, a gable, bisected by a chimney, rises out of the hipped roof. Near the peak of that gable triangular lights flank the chimney. The eastern facade's northern bay is surmounted by a full gable, while a gabled dormer clings to the central bay above the billiard room. Both peaks contain short, wide lights. The ground floor of the east facade presents a contrast between the bay window and the classical detailing of the projecting addition (billiards room/library).

The earliest known exterior alteration was made before the construction of the rear addition. It entailed the replacement of a tall one-over-one window on the front facade with the existing single pane and transom window (cf. photos #3 and #11). Photos #3 and #4 indicate two early chimney changes. The later scene (photo #4) reveals the absence of the chimney at the center of the window walk and the relocation of another to the south on the central bay's western slope. Additions on the north and central east elevations are historic, and do not diminish the property's integrity. The east addition has been dated at about 1912, while the woodwork in the rear addition indicates an earlier date. The east side addition (billiards room, photo #13) required the replacement of a large window in the north wall of the living room with a doorway, which was eventually plastered over completely (cf. photos # 7, 8, 9, and 16).

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The simple rail fence and boardwalk were lost early, and the garage sometime later (photo #14). The dentils have been removed from all soffits, except for those on the east side addition, and eave-attached gutters have replaced the bracketed gutters. During the 1920s the house was duplexed, and perhaps that action led to the enclosure of the front porch (photo #15). The addition of asbestos siding in the 1930s or early 1940s probably coincided with the removal of the louvered shutters, the moulded drip board in the front gable, and the gabled Porte Cochere. However, that work did not entail the removal of the clapboards. The initial porch enclosure during the 1920s did not necessitate the removal of the porch balustrade, columns, and skirt. Those features were lost probably during the period when the asbestos siding was applied, however, the existing floors and ceilings in the porch areas appear to be the original material. A lack of historic photographs of the original rear elevation prevents conclusive comment on the alterations of that facade.

The interior's front bay, comprised of the foyer, parlor, and living room, is the most elaborately executed portion of the house, with the staircase being the finest element of the composition (photos # 5, 17, and 18). Its quarter turn landing is enclosed on one side by a balustrade of spirally turned spindles. A round fluted column stands on the first step. On the second step, a square newel post with spirally turned head and cap, opposite the column on the first step, marks the beginning of the ascending balustrade. Below the solid stringer board, the stairwell is enclosed in wood paneling. A large single pane window with stained glass transom and a small stained glass window at the first landing illuminates the hall.

The living room archway lies opposite the paneled stairwell, defined by a screen of spirally turned balusters and supported by a colonnade with fluted columns (photos #11 and #16). Simple fluted window surrounds with square incised corner blocks frame the bay window in the east living room wall and the large leaded glass transom window on the south parlor wall. This type of baseboard and surround appears to be part of the original furnishing.

A marble and hardwood mantelpiece with surrounding raised panels fills the east wall of the parlor, continuing the high quality woodwork (photos #6 and #19). Above the mantel a beveled mirror is framed in fluted pilasters and frieze, and is flanked by a pair of matched stained glass windows depicting a bough of pink flowers and a swallow. Floors in the foyer, living room, and parlor, are light hardwood surrounded by borders of black walnut.

The dining room, accessible through an original five panel door at the north end of the foyer hall is finished in beaded wainscoting and simple window surrounds (photo #20). A set of four panel doors on the west wall opens to the stairtower, and French doors on the east wall open to the library/billiards addition. A large single pane window with a beveled and leaded glass transom lights the room from the south wall.

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The original kitchen is accessible from the dining room via a swinging door in the south wall. The ceiling is finished in painted beadboard and the floor covered with linoleum. An electric servant's call system on the north wall rings a bell and activates a box containing an arrow for each room in the house. This original kitchen space was used as a pantry after the rear kitchen addition was built. When the house was duplexed in the 1920s, it was again used as a kitchen proper for the front unit. Later the space was divided by a central north-south wall, still extant.

Little is known about the original condition of the second floor, but matching door and window surrounds mark consistency with the ground floor's detailing. The hallway floor, parquetered where it meets the three front bedroom doorways, reveals that the original position of the rooms remains. Two full baths, one opposite the stairtower and another south of the rear addition bedroom, contain cast iron tubs and are finished in hardwood floors and fluted window surrounds. The front bath has painted wainscoting.

The third floor half-story is accessible only by the stairtower. The front central bays are finished with plaster walls and slim plain woodwork while the rear bay remains unfinished. Floors throughout are plank.

The interior division into a duplex during the 1920s created those changes listed above plus the following: A rear stairway was built with half a bath installed in the new stairwell, and the rear second story bath was expanded to accommodate the rear unit. The later conversion to a rooming house in the 1930s necessitated another bath in the library vestibule. It was during this period that the dining room was opened to the library/billiards room again.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1881 **Builder/Architect** O. C. Sarles

Statement of Significance (in one paragraph)

The O. C. Sarles House, although disguised by the alterations of the last fifty years, remains Hillsboro's earliest and finest example of Victorian architecture. Occupied by Sarles until his death in 1919, and by the the Sarles family until the close of the 1920s, (county deed records), the house represents the early economic and social status of the family within the community of Hillsboro and is a symbol of that family's association with the economic development of the Red River Valley. Of the two structures in Hillsboro which are identifiable with O. C. Sarles, his home of thirty seven years maintains a more enduring association than does the First National Bank, where he worked for a shorter period of time.

The Sarles House is one of four grand Victorian-era houses in Hillsboro built by Norwegian master carpenter and contractor Ole Rudrud: the O. C. Sarles House, the E. Y. Sarles House, the Albert Potterud House, and the A. L. Lien House. The Potterud House has been demolished and the E. Y. Sarles House has been incised into apartments resulting in the loss of integrity and material and design. The Lien House, still extant, has good interior and exterior integrity but post-dates the Sarles House by thirty years. The O. C. Sarles House interior has seen little change since 1930, and displays elaborate woodwork specially ordered from the west coast by Sarles for his home. Comparable interior woodwork is not known to exist elsewhere in Hillsboro. Although the degree of deterioration of the original exterior fabric is unknown, original clapboards are extant beneath the asbestos siding, and original porch ceiling and floors are still visible in the enclosed porch. In addition, the variety of window types, material, and placement has not been altered. A reconnaissance survey of Hillsboro's early domestic architecture indicates the Sarles House is unmatched in proportion and design.

O. C. Sarles and his brother, E. Y. Sarles, were engaged by a wealthy uncle, Simeon Sarles of Wisconsin, to establish lumber yards and a banking institution in the Red River Valley. The Sarles brothers capitalized on the new wave of settlers in the Valley (the population of Traill County doubled between 1880 and 1890), quickly acquiring money and social position in the Hillsboro area. The family had established successful lumber enterprises in Wisconsin and Iowa before the brothers arrived in Spring, 1881 (Marian Sarles, letter, September 16, 1980). O. C. Sarles, with his brother E. Y. Sarles and family backing, established the Valley Lumber Company. The business served an area stretching from Fargo to Grand Forks through a series of branch lumberyards opened in locales such as Buxton, Cummings, Thompson, and others unnamed (Marian Sarles, September 16, 1980). Even as late as 1896 no other lumber yards were listed in Hillsboro (1895-96 Gazetteer, pp. 1318-1320). The brothers were said to have had ownership of some area farms, eg. "Elmwood," but research could not bear this out.

9. Major Bibliographical References

N/A

10. Geographical Data

Acreage of nominated property Less than one acre

Quadrangle name Hillsboro

Quadrangle scale 7.5'

UTM References

A

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6	4	6	6	1	0
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5	2	5	1	9	6	0
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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

Lots 4, 5, and 6, Block 1, City of Hillsboro, Original Townsite.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Marty Perry, Architectural Historian; Jackie Sluss, Historical Assistant

organization State Historical Society of North Dakota date December 17, 1984

street & number North Dakota Heritage Center telephone (701)224-2672

city or town Bismarck state North Dakota 58505

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Alois B. Spielman (Alois B. Spielman)

title State Historic Preservation Officer (North Dakota) date 1/26/85

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I hereby certify that this property is included in the National Register

Patricia Groves
Keeper of the National Register

date 3/12/85

Attest:

date

Chief of Registration

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Their capital bought large tracts of fertile Valley farmland, which in turn were sold at a profit. Their banking facility, then, also functioned as an early land office where settlers could borrow money, acquire land, and (right across the street at the lumberyard) purchase building materials necessary for farmsteads. The bank was chartered in the early 1880s as the "Traill County Bank," and set up operations in a typical frame construction. By 1885 the bank obtained a national banking charter, entitling it to the designation "First National Bank of Hillsboro." Even as late as 1895, Hillsboro had only one other bank than the First National (1894-95 Gazetteer, p. 963). To signal their achievement, Sarles moved the frame structure to another site and built a new brick building. In 1891 the fire that leveled most of downtown Hillsboro destroyed the bank, and a replacement was quickly erected in its place. That building stands today, although the banking operations have relocated to a newer building (Beal, pp. 30-31).

Sarles held many civic posts which also point to his significance to the early functioning of Hillsboro. He served as mayor from 1887-88, as President of the School Board for twelve years, and President of the Park Board until poor health forced him to resign. He also served on the committee which brought the county seat to Hillsboro from Caledonia in 1896, and with his brother established the city park (Carmody, p. 1).

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Beal, Leonard, Centennial of Traill County, 1875-1975, (N.P., N.D.)

Burner, Thea and Merilla Brasel, Pillars of Time (Visalia, California: Jostens, 1980).

Carmody, Judge John, "An Elogy of the Life of the Late Hon. Orlin Collins Sarles,"
Hillsboro Banner, February 21, 1919, p.1.

Minnesota-Dakota-Montana Gazetteer, (Minneapolis: R. L. Polk and Company, 1884-85).

Minnesota-Dakotas-Montana Gazetteer, (Minneapolis: R. L. Polk and Company, 1895-96).

"O. C. Sarles Passed Away Wednesday," Hillsboro Banner, February 14, 1919, p.1.

Sarles, Marian C., letter, September 16, 1980.

Traill County deed Records.